170.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	597,200 /	597,200
					USE VALUE:	597,200 /	597,200
					ASSESSED:	597,200 /	597,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUONO CHIARA/ TRUSTEE
Owner 2:	CHIARA BUONO REVOCABLE TRUST
Owner 3:	
Street 1:	40 SURRY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUONO CHIARA -
Owner 2:	-
Street 1:	40 SURRY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,232 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3232.000	232,200	3,100	361,900	597,200
Total Card	0.074	232,200	3,100	361,900	597,200
Total Parcel	0.074	232,200	3,100	361,900	597,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.02 | /Parcel: 429.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112719
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,300	3100	3,232.	361,900	597,300	597,300	Year End Roll	12/18/2019
2019	101	FV	192,200	3100	3,232.	361,900	557,200	557,200	Year End Roll	1/3/2019
2018	101	FV	190,500	3100	3,232.	320,500	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	190,500	3100	3,232.	268,800	462,400	462,400	Year End Roll	1/3/2017
2016	101	FV	190,500	3100	3,232.	268,800	462,400	462,400	Year End	1/4/2016
2015	101	FV	185,800	3100	3,232.	232,600	421,500	421,500	Year End Roll	12/11/2014
2014	101	FV	185,800	3100	3,232.	224,900	413,800	413,800	Year End Roll	12/16/2013
2013	101	FV	185,800	3100	3,232.	214,000	402,900	402,900		12/13/2012

!13142!

PRINT

Date	Time
12/11/20	03:08:44

LAST REV

Date	Time
03/20/19	12:20:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13142

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUONO CHIARA,	72269-16	1	2/27/2019	Convenience	99	No	No		
DALTON-BUONO CH	64676-542		12/18/2014	Convenience	1	No	No		
TANG ANDREW--ET	51383-280		6/30/2008		395,500	No	No		
CHING HENRY S -	22172-37		6/30/1992		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/23/2018	MEAS&NOTICE	CC	Chris C
11/8/2008	Meas/Inspect	345	PATRIOT
12/10/1999	Meas/Inspect	263	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3232		Sq. Ft.	Site		0	70.	1.60	8									361,873						361,900	

Total AC/HA:	0.07420	Total SF/SM:	3232	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	361,873	Spl Credit		Total:	361,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	69600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336544
Depreciation:	104329
Depreciated Total:	232215

COMMENTS

OF=TOILET BMT & LAUNDRY SINK SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

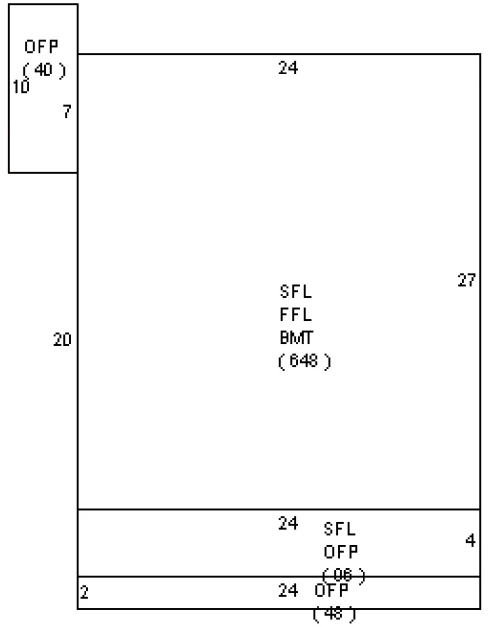
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	104.41
Final Total:	232200	Val/Su SzAd	166.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	744	165.380	123,039
BMT	Basement	648	49.610	32,149
FFL	First Floor	648	165.380	107,163
OFP	Open Porch	184	24.960	4,592
	Net Sketched Area:	2,224	Total:	266,943
Size Ad	1392	Gross Are	2224	FinArea 1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

170.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1927	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100